

VILLAGE OF BREWSTER
BOARD OF TRUSTEES
PUBLIC HEARING - April 6, 2011 50 Main St. Brewster, NY 10509

Attendees:

Mayor: James Schoenig
Deputy Mayor and Trustee: Christine Piccini
Trustees; Tom Boissonnault, Mary Bryde, Terri Stockburger
Village Counsel: Anthony Molé,
Clerk & Treasurer: Peter Hansen

Absent:

Pledge to flag.

Notation of Exits

7:31 PM - Deputy Mayor Piccini motions to switch the order of the Public Hearings, Mayor Schoenig 2nd all in favor 5 to 0.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Mayor Schoenig motions to open the Public Hearing on the CDBG grant at 7:32 PM, Deputy Mayor Piccini 2nd all in favor 5 to 0.

Pursuant to the requirements of the New York State Office of Community Renewal, the Village of Brewster conducted a public hearing on WEDNESDAY APRIL 6, 2011, 7:31 PM to obtain the input of citizens, particularly low and moderate income persons, with regard to the NYS Community Development Block Grant Program (CDBG). The CDBG program is administered by the NYS Division of Housing & Community Renewal, Office of Community Renewal (OCR).

Citizens were invited to participate in the development of the Village's Community Development project including assessing community development needs and priorities.

At the public hearing Putnam County Housing Corp, a not-for-profit entity not part of Putnam County Government, described the types of grant assistance available from the Office of Community Renewal and the Affordable Housing Corp.

The types of activities that may be undertaken with Community Development Block Grant program funds include acquisition and disposition of real property, public facilities and improvements, clearance activities, public services, payment of non-federal share of another federal program, removal of architectural barriers, relocation, rehabilitation and preservation activities, economic development and job creating activities. Approximately \$40 million in CDBG funds are available for fiscal year 2011.

The Village of Brewster anticipates submission of an application in an amount not to exceed \$400,000. The Village expects that more applications will be submitted to the Office of Community Renewal than can be funded.

Connie Fagan provides an oral and written description of the application process and notes that we will seek the maximum grant possible of \$400,000. A copy of the letter read into the minutes follows at the end of this document. Please note the income eligibility requirements which apply to all residential unit occupants of the house. Each household must meet the requirements in order to be eligible.

Mayor Schoenig asks Ms. Fagan to elaborate on the 60-40 match home improvement program by the NYS Affordable Housing Corporation. Homeowner would pay 40% and State 60% up to \$40,000 maximum per home.

Anders Bergensten asked when the survey was sent out. Answer; Either the beginning of January or beginning of February in a utility billing.

Mayor Schoenig notes that this information is valuable to owner-occupied residences. Residential properties must be between 1 and 4 family but all occupied residences must meet the grant guidelines in order to be eligible. Grant guidelines are based on household size.

Jack Gress asks if the homeowners in his park are eligible- Ms. Fagan says they would be if they own their own homes and meet the other guidelines.

Eligibility priorities are first come first served. In other words if there is a limited grant pool and a greater number of eligible applicants, the initial order of the applicants will have priority for the grant money.

Mayor Schoenig motions to close the Public Hearing at 7:47 PM, Deputy Mayor Piccini 2nd all in favor 5 to 0.

2011-2012 TENTATIVE BUDGET PUBLIC HEARING

Attendees:

Mayor: James Schoenig

Deputy Mayor and Trustee: Christine Piccini

Trustees; Tom Boissonnault, Mary Bryde, Terri Stockburger

Village Counsel: Anthony Molé,

Clerk & Treasurer: Peter Hansen

Absent:

The Board of Trustees of the VILLAGE OF BREWSTER held a Public Hearing on WEDNESDAY APRIL 6, 2011, at 7:48 PM at Village Hall, 50 Main Street, Brewster, N.Y. to take and hear comments on the 2011-2012 Tentative Budget as proposed by the Board of Trustees. A copy of the tentative budget was made available for review by the public, at the office of the Village Clerk and online at www.brewstervillage-ny.gov five (5) days prior to the public hearing.

Current Budget Compensation

Mayor: \$15,600.00

Trustee: \$ 4,653.50

Tentative Budget Compensation

Mayor: \$15,600.00 (+ \$0.00)

Trustee: \$ 4,653.50 (+\$0.00)

Minutes of Tentative Budget Public Hearing

Mayor Schoenig motions to open the Budget Public Hearing at 7:48 PM, Trustee Stockburger 2nd all in favor 5 to 0.

Mark Anderson says the budget is not cut. There is an overall increase in spending. The Village does not have the Tea Party mentality. The Board should go back and cut the budget.

Tyler Murello echoes Mark Anderson's comments.

Mark Anderson says he can't afford it at a time when he is taking a pay cut.

Mayor Schoenig describes the numerous cuts in spending that are included in this budget, for example that all employees, active and retired, are contributing to their health care this year in addition to those with family coverage who have always contributed.

Mr. Anderson asks; if the total expenditures are increasing, how does the community benefit?

Deputy Mayor Piccini says that we have shifted more of the costs out of Water and Sewer to the General Fund so the property owner can have increased deductibility on the tax returns as some of the public have asked.

Mr. Anderson asks why can't he have the water and sewer costs put into the General Fund so he can deduct them from his taxes. Mr. Anderson does not think the Board "gets it" and is not watching the national debate on government costs.

Deputy Mayor Piccini notes it goes against NYS law to include water and sewer costs in the General Fund tax levy.

Rick Stockburger says that if the costs were shifted to the General Fund the cost would be higher than if they were left in the Water and Sewer Fund as tax exempt properties would be getting subsidized by property owner taxes. An unfair shift and a free ride for the tax exempt properties all as an added burden to the Village taxable property owners.

Mr. Anderson believes using three funds makes the accounting and statistics misleading.

Deputy Mayor Piccini agrees that we should not use statistics as statistics can be misleading but we follow the law on financial separation of the benefit service costs.

Bob Morini says this is not an easy time we are going through and he does not believe there is a ton of fluff in this budget. Mr. Morini believes things like Code Enforcement cannot be cut but questions the need for a K-9 unit. Mr. Morini wants the Board to go through the budget and make some tough decisions. He believes the Blight Study is a tough thing to justify. The cost of water and sewer is keeping the vacancy rate higher.

Mayor Schoenig asks; We have heard all clamor for an urban renewal approach for months and years, now you are saying we should ignore that? The Mayor also notes we are building capital reserves so we can avoid the higher cost of bonding our major project rehabilitations and thereby keeping future water and sewer rates under better control.

Mr. Morini asks again that the Board dig in and find areas to cut.

Renée Diaz says that as a single homeowner it is not easy. The price of oil, groceries, etc. are going up. It is a tough economy and you need to try harder. Looking at the State and Federal cuts, the Village needs to make cuts as well.

Jack Gress; is the board going to accept written comments before the budget is voted on?

Mayor Schoenig says yes.

Mr. Gress says he is probably the most familiar person in the room with this budget. Jack has also attended the budget hearings in N. Salem, Southeast, and spoke with other municipal officials and they are facing the same stresses as the village and these municipalities cut their budgets. Jack has cut benefits in his own business as well in health care and cut the work week (4 day v. 5). The Board should view Health insurance coverage as a pay raise and each and every year the employees have been getting a pay raise when Health Insurance costs go up. The delay of employee healthcare contributions until January 2012 is not really a 10% contribution; it is a 5% contribution. The Blight Study could be cut back, Celebrations could be cut back. The Police contractual has not been cut back and offered to help review the costs included, Banners could be cut back, and Health costs should be cut more even if we have to charge the employees more. The Water Fund does not have the automatic transfer switch and panel replacement money, Jack would like to see a capital plan to address these items. Jack would like to see the Police lines removed from Water and Sewer and then bill back the other funds for the costs. Also the annual debt service from Water & Sewer should be transferred to a special benefit debt service fund. These particular "ad valorem" taxes would apply to tax exempt properties as long as they benefit from the service provided. The end result would lower water and sewer rates.

Tyler asks if we took the water and sewer increases into account. Mayor Schoenig says we were very careful to watch the water and sewer rents and managed to keep them stable.

Clerk Hansen notes that the Water and Sewer rents are based on actual billings extrapolated out for the year based on current rates. Also, the water consumption has decreased between 3 and 5% since rates were raised. This may be due to a higher vacancy rate or it may be due to increased conservation because the rates were increased.

Mayor Schoenig motions to continue the Public Hearing to April 13, 2011 at 7:30 PM at 50 Main St. Brewster NY 10509, Deputy Mayor Piccini 2nd all in favor 5 to 0.

VILLAGE OF BREWSTER
BOARD OF TRUSTEES
April 6, 2011
REGULAR MEETING

Draft Minutes

The Board of Trustees of the Village of Brewster held a Regular Meeting at 8:46 PM on April 6, 2011 at Village Hall, 50 Main Street, Brewster, New York.

Attendees:

Mayor: James Schoenig
Deputy Mayor and Trustee: Christine Piccini
Trustees; Tom Boissonnault, Mary Bryde, Terri Stockburger
Village Engineer: John Folchetti
Village Counsel: Anthony Molé,
Clerk & Treasurer: Peter Hansen

Absent:

Pledge to flag.

Notation of Exits

Mayor Schoenig motions to open the regular meeting, at 8:46 PM Trustee Stockburger 2nd all in favor 5 to 0.

1. Parking Overlay Report and Proposal – Engineer John Folchetti presents a possible overlay and proposal for the Parking Overlay district. This may actually require a change to the zoning code. Parking space requirements are proposed to change by zoned district and use. A copy of the proposed zoning and draft language appears toward the end of this document.
 - a. Deputy Mayor Piccini motions to set a public hearing on April 20, 2011 at 7:30 PM for the overlay for parking and as soon thereafter as possible a public hearing on the zoning changes for the parking requirements, Mayor Schoenig 2nd all in favor 5 to 0.
2. Wells Brook Lead agency discussion – John Folchetti says we have 30 days from the point of notice of intent to be lead agency to act. At this time until all the funding is lined up we should wait to circulate the letter regarding lead agency.
3. Blight Study Vendor Selection – tabled until April 20, 2011.
4. Good Friday Parade Permit – Mayor Schoenig motions to approve the Good Friday parade permit, Trustee Bryde 2nd all in favor 5 to 0.
5. Farmers Market – K.C. Anderson discusses the Farmers Market plan for 2011. Market opens June 15 and closes November 19, 2011 on Wednesdays and Saturdays between 9AM and 2PM. K.C. mentions that the Coalition is looking for someone (private citizen) to direct traffic for a small stipend. Also a portable toilet will be provided on site. Mayor Schoenig motions to authorize the Farmers Market to convene at the 208 E. Main St. parking lot on Wednesdays and Saturdays between 9AM and 2PM from June 15 to November 19 2011. Deputy Mayor Piccini 2nd all in favor 5 to 0.
6. Year-To-Date Budget comparison report – In good shape. Fund balances are forecast to be vastly improved over last year.
7. March 16th Minutes for Approval – Trustee Stockburger motions to accept the minutes as corrected, Trustee Boissonnault 2nd all in favor 3 to 0. Mayor Schoenig and Deputy Mayor Piccini abstain as they were absent for that meeting.

8. Vouchers Payable – Deputy Mayor Piccini says she has reviewed the vouchers and found no discrepancies.

a.	A General	\$13,531.36
b.	F Water	3,811.57
c.	G Sewer	81,029.60
d.	H10 Wastewater Capital	5,584.55
e.	T Trust & Agency	<u>1,735.33</u>

Total Vouchers Payable \$105,692.41

Mayor Schoenig motions to approve Vouchers Payable, Deputy Mayor Piccini 2nd all in favor 5 to 0.

9. Other Business –

- a. Deputy Mayor Piccini says we are all set for our luncheon with commercial building owners and thanks the Board of Trustees for contributing the food and beverage for this luncheon so there would be no impact on the budget.
- b. Deputy Mayor Piccini says the Micro Enterprise grant program is temporarily in abeyance.
- c. Trustee Bryde attended the Fire Department ceremony and presented the proclamations. She notes it was a lovely event honoring the Volunteer Firefighters.
- d. Trustee Boissonnault looked at the MTA bridge over the tracks on Carmel Avenue and found it to be in worse condition that it was before winter set in and patches that have been applied by unknown entities are not adequate. Trustee Boissonnault recommends closing the bridge sidewalk on the eastbound side in a more permanent and public fashion. Trustee Boissonnault motions to ask DPW Superintendent Crawford to provide barriers and signage to more “permanently” close the eastbound pedestrian crossing over the Carmel Ave. bridge, Trustee Stockburger 2nd all in favor 5 to 0.
- e. Mayor Schoenig spoke with DEP and asked to reopen the parking permit terms and will write a letter to them to make it official.
- f. Trustee Bryde says the Board of Trustees needs to follow-up publicly on the Marine Recruiting Center sign question by stating that the Federal government is not restricted by local zoning ordinances. By law, all they needed to do was obtain a sign permit, no approval by the Village was needed.
- g. 21 Oak has a new large sign advertising Parking that needs code enforcement review. Questions arose as to whether the sign(s) were erected after a sign permit was issued. Also whether the use of the land for commercial parking is a permitted use.

10. New Business

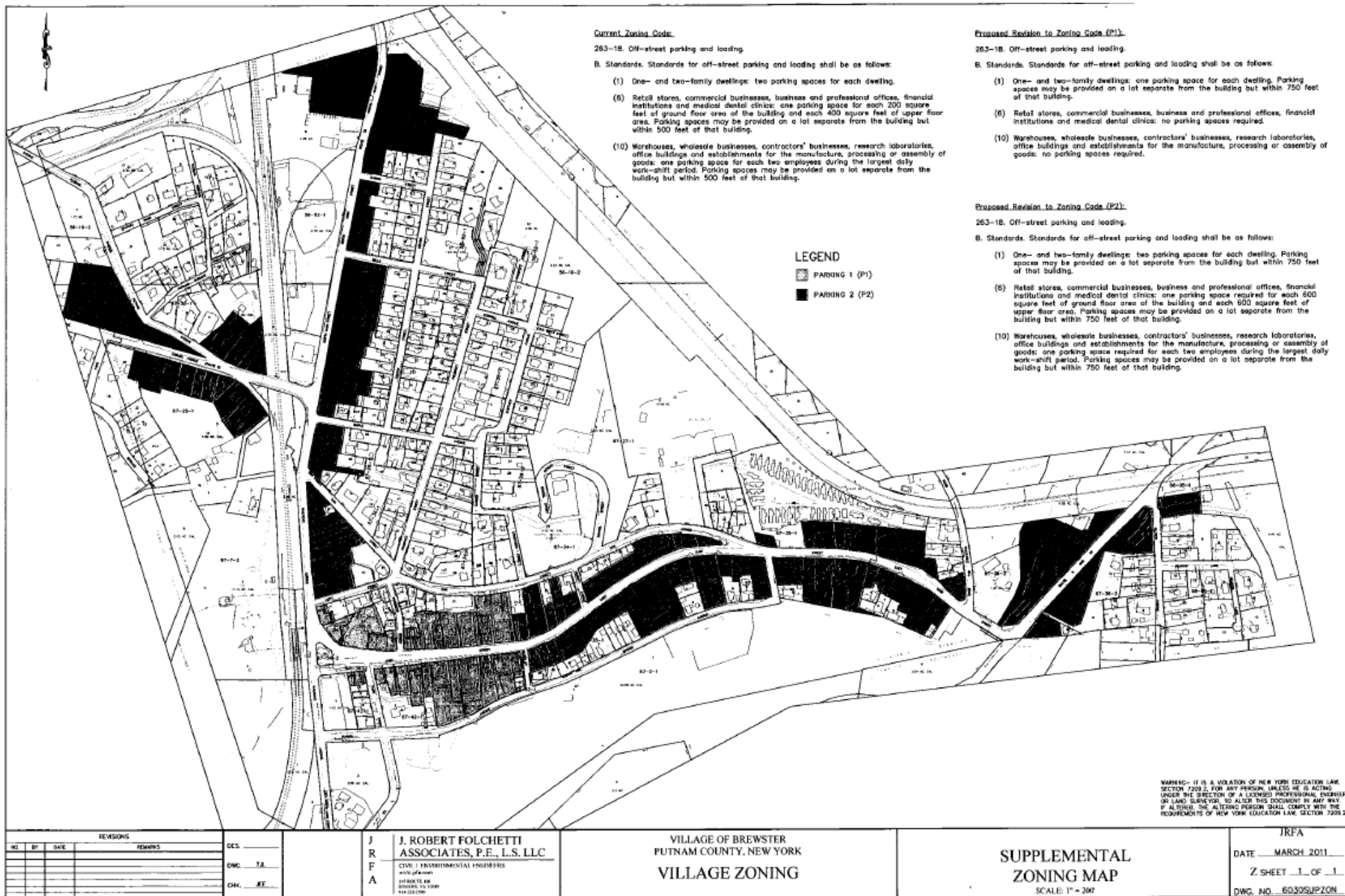
- a. Mayor Schoenig raises the question again about private parking for commercial purposes that are unregulated. He would like to investigate a possible Parking Lot Operator Fee or Permit.

11. Public Comment

- a. Renée Diaz asks if there is a leash law as well as a “clean up after your dog” ordinance. The answer is both are enacted ordinances.
- b. Deputy Mayor Piccini asks why the State of New York gets such a large percentage of fines. Counsel Molé says there are various laws that apply for differing ordinances. The State sets the rules. Mayor Schoenig says there are other municipalities that have created local law to enforce Vehicle and Traffic and other state ordinances. Counsel Molé says those exceptions must be approved by the State Legislature before a municipality can enact.
- c. Deputy Mayor Piccini motions to conduct a Special Meeting after the continued Public Hearing at 7:30 on April 13, 2011 at 50 Main St. Brewster, NY 10509, Mayor Schoenig 2nd all in favor 5 to 0.

12. Mayor Schoenig motions to go into Executive Session to discuss litigation, Deputy Mayor Piccini 2nd all in favor 5 to 0. Mayor Schoenig motioned to come out of Executive Session and resume the regular meeting, Trustee Bryde 2nd all in favor 5 to 0.

13. Mayor Schoenig motions to adjourn, Trustee Bryde 2nd all in favor 5 to 0.



PUTNAM COUNTY HOUSING CORPORATION

11 Seminary Hill Road • Carmel, NY 10512 • phone: 845/225-8493 • fax: 845/225-8532

The Village of Brewster will file an application for Community Development Block Grant (CDBG) funding in the amount of \$400,000 with the Putnam County Housing Corporation (PCHC) as the sub-recipient. The PCHC is a private, not-for-profit housing corporation whose mission is to provide safe, decent and affordable housing for every Putnam resident. The CDBG Program is a federally funded program authorized by Title 1 of the Housing and Community Development Act of 1974. The PCHC will assist the Village in the preparation of the grant submission and should it be successful will administer the program on behalf of the Village with the Village retaining fiduciary responsibility.

The CDBG also known as Small Cities grant will allow the PCHC to perform rehabilitation on owner-occupied housing units which are occupied by residents earning 80% of area median income of \$62,300. There are 208 owner-occupied units in the Village. The need for rehab is evident by the age of the village's housing stock. Additionally, the Village of Brewster qualifies as 51.3 percent of its population are low to moderate income households.

Housing Rehabilitation

The program will be limited to owner-occupied properties to make necessary repairs and improvements. The program provides grants up to \$25,000 to make necessary repairs and improvements. The PCHC would inspect the homes, develop specifications for the required work and hire local, licensed private contractors through a bidding process to complete the work. The work will be monitored by the PCHC to ensure it meets the specifications.

Work may include new roofs, electrical service, plumbing, heating, painting and energy efficiency including new windows and doors. The application is due May 27th and it is anticipated the award would be made in the late fall. The program would run for a period of two years.



PUTNAM COUNTY HOUSING
CORPORATION
CONNIE FAGAN
CO-EXECUTIVE DIRECTOR

CFAGAN@PUTHOUSING@AOL.COM
WWW.PUTNAMHOUSING.COM

11 SEMINARY HILL ROAD
CARMEL, NY 10512

845-225-8493 EXT 211
845-225-8532 - FAX